Planning Board Member’s Present:

Earl Titus Bill Deming Deb King Willis Haar

Absent: Larry Swan

Public Attendance:

Callie Perry, Town Clerk

Amber Brarens Samantha Neally

Ron Mosher Kathryn Kollhoff

Bill Cisco Wendy Muller

Renee Toby Deb & Rod Burdick

Michael McFall Blaine Toby

Dawn A Titus Mark Jacobus

Greg Wheaton Crystal McCannon

Dustin Wheaton Brenda Ward

Chris Seeley Gordon Ward

Mike Crandall Patti Snyder

Ben Snyder Jeremy Smith

Douglas Smith Pam Clarkson Smith

Lance Brace Sue Brace

Roger Reep Frank Hall

7:04 pm: Earl Titus called the meeting to order.

August minutes read.

**Motion By: Willis Haar**to approve August minutes with attendance corrections   
**2nd by: Deb King**

**All in Favor. Motion Carried.**

July minutes read.

**Motion By: Deb King**to approve July minutes  
**2nd by: Bill Deming**

**All in Favor. Motion Carried.**

The public is in attendance because of the Solar plan proposal in the Town of Lindley. There has been no formal application submitted by ESG Holdings. Approval is needed by the DEC, NYSEG and NYS regarding signage, etc., before they can submit application and site plan. The future plan is to have a charging station and possibly a restaurant or coffee shop.

Resident: What is the benefit going to be for the Town?

Earl Titus: Taxes. Lindley is losing 480-aces to the State. Approximately $16,000 in Real Property Tax from ESG for Town and County Tax.

Resident: Who owns the 480-acres?

Earl Titus: Sylmac.

Mark Jacobus: What is the tax base of what the property currently pays?

Earl Titus: Vacant land.

Mark Jacobus: What does the 480-acre land pay for RP taxes?

Amber Brarens: $1,400.00.

Crystal McCannon: If they put something on vacant land, then tax amount goes up. How much does the Town get from the RP tax?

Earl Titus: The County breaks that number down.

Dave Fuller: T

axes are paid to the Town and County and School tax. If they put something on the land, then they, like every other resident will pay Town and County and School tax.

Crystal McCannon: If they put in charging station and coffee shop, what is the sales tax percentage that the Town sees?

Dave Fuller: You’d have to reach out to the County for those figures.

Amber Brarens: So we get a check from the County for sales tax on local businesses?

Dave Fuller: Not every year, maybe every other year. They send how they calculate and how much we receive. You’d need to reach out to the Assessor.

Earl Titus: Resale tax exempt is not the same as sales tax. Brownies and Demings are a service. We don’t get anything from resale tax exempt.

Finger Lakes Land Trust is buying the 480-acres from Slymac that is in the Town of Lindley.

Marc Jacobus: How much are they paying on 480-acres?

Amber Brarens: $1,336.00.

Crystal McCannon: They were going to set aside money for the disposal. The figure is $230k. The math equals $1.x million.

Amber Brarens: The Binder is $250k-$350k. $6,000 per panel. $6,000 x $3,000 = $18 million. How are we going to take care of it if they walk away? They produce radiant hear which is messing with solar and ecosystem. Does NYSEG have poles to support this or are the residents going to have to do it?

Earl Titus: They are doing it.

Amber Brarens: Do we have blue prints yet because there were none brought here in June.

Earl Titus: I told you before we started. There has been no application submitted, only a “concept” plan was approved.

Amber Brarens: There’s only one other solar plan like this in NYS. This property was somehow zoned and changed in 2016 in a Board meeting to commercial, but not submitted to the County.

Earl Titus: Yes, it was. If it wasn’t updated, that is on the County, not the Town.

Bill Cisco: The fact that someone wants to buy the property – that I will agree to. Putting panels in – I’m 100% against. These companies come in and put in panels, then disappear and stick the Town with it. The Board is wasting their time even thinking about this. Why are you even thinking about this?

Resident: They leak cancerous materials; we have animals and nice rivers.

Samantha Neally: Does not want these panels next to her home and is concerned due to her health. She believes out Town can benefit from a business, but the Board needs to reevaluate the priorities of the Town. Maybe being in a grocery store or some other type of business.

Resident: The people on Route 414 hate the panels and say there is no benefit to having them.

Resident: Green Energy is leaving things the way God made them.

Resident: How many trees will be cut down? What about natural gas?

Earl Titus: We can’t drill for it.

Resident: The same people that want to put panels n are the people who keep the gas from being drilled.

Mark Jacobus: The government is going to subsidize any of these solar projects. They will take their cut of the top and out tax dollars will pay for this and then they’re gone. Take their profit and leave the mess. The lifespan is maybe 20 years and you can’t get insurance on them.

Crystal McCannon: They are really nice, family-oriented people. Spoke to the Town of Erwin who is going through this same situation and they gave Attorney contact information which she gave to Dave Fuller. We need someone with has knowledge about this to protect the Town.

Jermy Smith: I work in energy industry. Typically, these companies prey on suppressed areas – broke areas. Land is cheap. You don’t see solar going up in big cities. The tax revenue we get now on the property is pennies. Bringing a business into town makes sense. However, if they can’t bring panels to town, then they aren’t interested? If they want to bring a business in, great, but not solar. Look at the Town of Spencer. They have 147k panels and it’s not pretty. You can hear them. I don’t live in the Country to stare at solar panels. We live out here in the Country for a reason.

Bill Deming: It is not just panels. They want to put up a sign in our town. 14 x 48 billboard. Electronic that changes every few minutes.

Crystal McCannon: There are already laws in place that are against signs.

Mark Jacobus: We need to think about jobs and how many they’ll create. If all we are getting is tax dollars, then what is the point?

Resident: Who gets the energy from the solar panels.

Crystal McCannon: Businesses. Not residents. Not saving anything.

Amber Brarens: Encouraged residents to attend the meeting with the thought that ESG Holdings would be here to answer questions. What is going on with the property? Is there a closing date?

Earl Titus: All we have is a concept. No formal application.

Crystal McCannon: We need someone with knowledge so the residents also have the knowledge.

Resident: Jeremy Smith has a point. They’re looking to take advance of out small town.

Mark Jacobus: Zoning is commercial?

Earl Titus: Yes. It doesn’t get taxed commercial until there is something commercial on it.

Dave Fuller: Everything in town up to 2016 was residential agricultural.

Resident: Don’t they have to own the property before they put something on it.

Earl Titus: Yes.

Resident: Will we be notified of new developments?

Earl Titus: We publish in the paper, The Leader, and the Clerk also posts news on the Town of Lindley website. Townoflindley.com.

Stateline Camping was denied access off the highway exit. A business in Lindley for years and they were denied access and a sign. This has access right off the exit.

Crystal McCannon: Are you going to reach out for more information about this so we are proactive? If not, we as Town’s people need to do it if they aren’t going to.

Resident: Isn’t that property Chester Randall’s and Ron has right of way to go through his property?

Ron Mosher. No. I have a quick claim deed from NYS. When they completed the highway, that gave Corning Enterprises a triangle of land so it would not land lock it. 1972.

Amber Brarens: What is the distance allowed for access?

Willis Haar: That is state DOT.

Resident: There are two people that are going to benefit from this. The owner of the land that the solar company. Everyone lese will get no benefit from this. Just the clean up costs that they leave us with.

Amber Brarens: Do the Town’s people get a say in this?

Earl Titus: Come to the public hearing.

Amber Brarens: Will they be here next month?

Earl Titus: We aren’t sure.

**Motion By: Willis Haar**to adjourn  
**2nd by: Deb King**

**All in Favor. Motion Carried.**

Respectfully Submitted,

Callie Perry, Lindley Town Clerk